



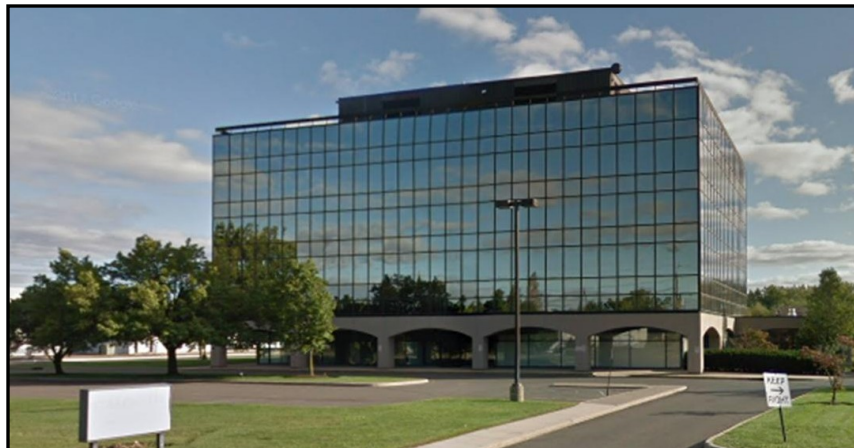
**TEAM
RESOURCES**

EXCLUSIVE

**3 Empire Boulevard, 4th Floor
South Hackensack, NJ**

**For Lease Office Space
12,834 +/- Sq. Ft.
Divisible**

Owner says "Get it Leased"



- **Five-story, 66,522 +/- sq. ft. building**
- **Generous parking on site**
- **Flexible terms**
- **High visibility**
- **Near Routes 3, 4, 17, 46, I-80 & NJTPKE**

Lease Price: \$13.50 per sq. ft. plus utilities

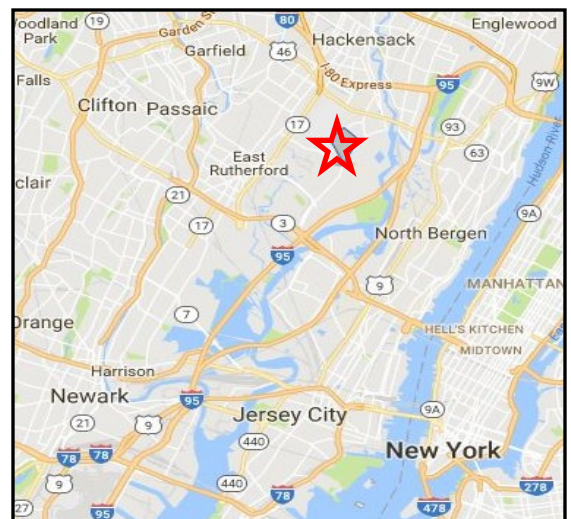
Contact Broker:

Team Resources, Inc. (201) 438-1177

**Greg Sholom x 106
David Cantor x 105**

**gsholom@teamresourcesinc.com
dcantor@teamresourcesinc.com**

**mobile (201) 755-2628
mobile (201) 314-2495**



**TEAM
RESOURCES**

A Commercial/Industrial Real Estate Agency

**1050 Wall Street West
Lyndhurst, NJ 07071
(201) 438-1177
www.teamresourcesinc.com**

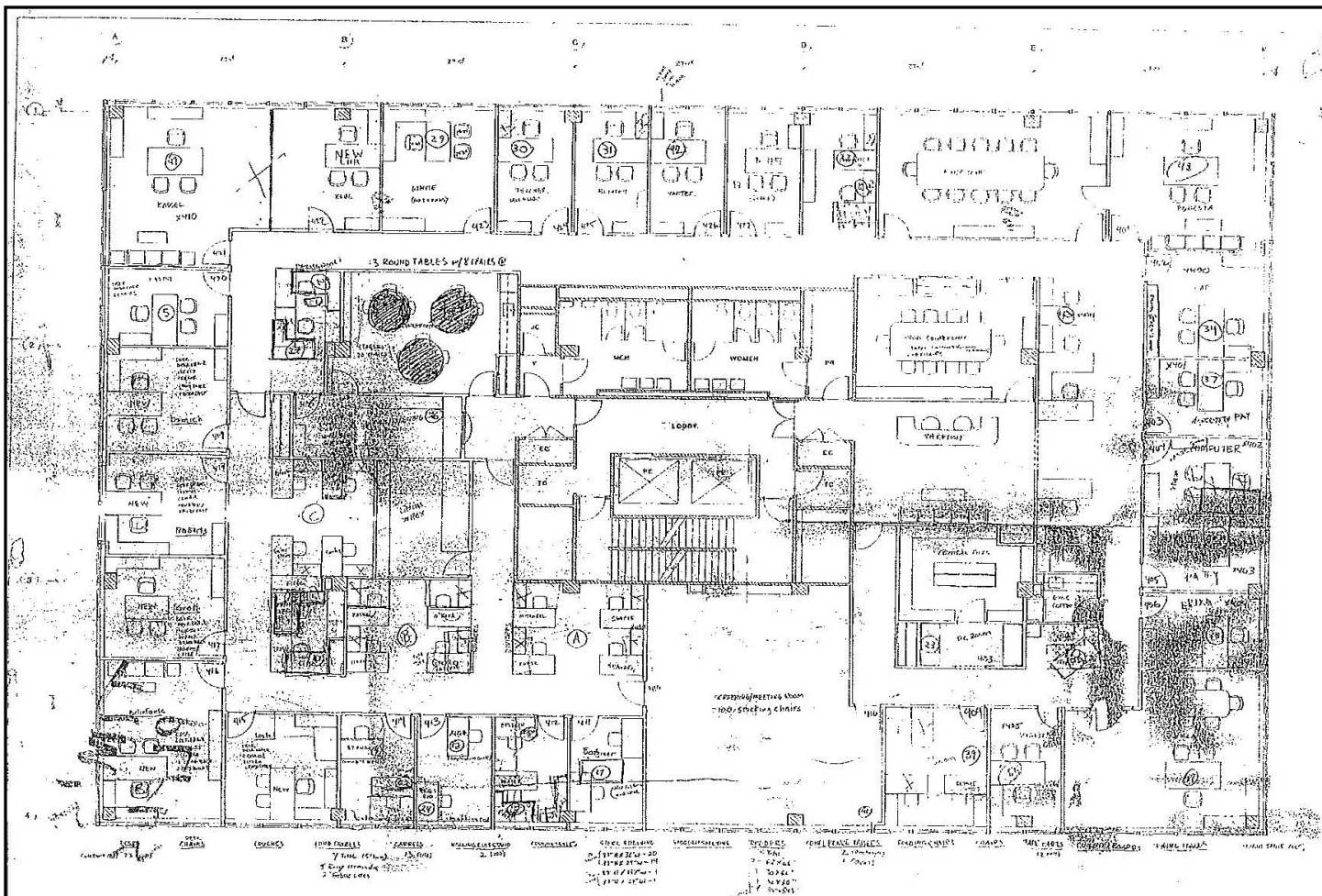


All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are **urged** to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



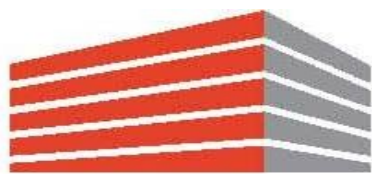
EXCLUSIVE

**For Lease Office Space
12,834 +/- Sq. Ft.**



Team Resources, Inc. (201) 438-1177

mobile (201) 755-2628
mobile (201) 314-2495



TEAM RESOURCES

**1050 Wall Street West
Lyndhurst, NJ 07071
(201) 438-1177
www.teamresourcesinc.com**

A Commercial/Industrial Real Estate Agency

FIND US **FOLLOW US**

All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.